

Collaborative Planning, LLC

MEMORANDUM

TO: Planning Commission

FROM: Cindy Nash, AICP, City Planner

DATE: January 23, 2019

SUBJECT: **River Town Villas** for Concept Plan

APPLICANT: Wits Land Realty

LOCATION: Generally located west of River road and north of Church Street

COMPREHENSIVE PLAN: Multi-Family

Description of Request

The applicant has submitted a concept plan to redevelop a property on Church Street into a detached villa neighborhood consisting of 18 homes on approximately 4 acres. An aerial photo of the proposed redevelopment property is to the right.

A concept plan is a courtesy review of a proposed project prior to engineering design being completed. Comments and approval by the City Council is non-binding and meant to be used as a guide when preparing a preliminary plat for a development. Full review of project plans occurs at the preliminary plat stage, and there are frequently additional changes made to the plans prior to preliminary plat submission.

Utilizing the density calculations, this development would have the following approximate density:



Gross Acreage	4 acres
Less Ponding	.75 acres (rough estimate)
Equals Net Acreage	3.25 acres

$$\text{Density} = 18 \text{ units}/3.25 \text{ acres} = 5.53 \text{ units/acre}$$

This density is consistent with the Comprehensive Plan guidance of Multi-Family Residential which requires greater than 4 but less than 12 units per net acre. However, the density calculations made at this time are an estimate and would be recalculated with a preliminary plat application. This density is less than would be possible if the property were developed as townhomes or an apartment (under R-2 zoning) while still meeting the density required by the Comprehensive Plan.

The site is proposed to have an HOA that maintains the yards, driveway plowing, entrance monuments, and the private road. The individual driveways appear sufficient to provide guest parking, but there are also approximately 12 designated guest parking spaces proposed.

Staff Comments

Staff and consultants have reviewed the concept plan and offer the following comments:

1. The site must be designed to meet the density requirements of the Comprehensive Plan (4 to 12 units per net developable acre). This design appears to meet this requirement.
2. An application for rezoning is required. The property is currently zoned B-1A. There is not currently a zoning district that is a perfect match for this type of use (villas on smaller lots) as the R-2 zoning that would typically be associated with Multi-Family Residential Comp Plan guidance does not currently allow for detached villas. The suggested zoning district for this request would either be 1) R-1A, which would then require a PUD for the various exceptions needed for lot size and setbacks, or 2) R-2, which would also require a text amendment to allow villa lots in the R-2 District and would likely still require a PUD.
3. City subdivision ordinances prohibit private streets and requires that all lots front on a public street. However, in a PUD the City can deviate from that requirement.
4. The plat needs to be designed to meet the setback of the underlying zoning district on the perimeter of the site.
5. Information should be provided with plat submittal to verify that the proposed hammerhead turn-around is sufficient for fire trucks to make turning movements.
6. Prior to design, coordination with the City Engineer on the street section for the private road is encouraged.

7. The City will need to discuss whether the water and sewer utility lines will be private or public.
8. A Homeowner's Association will be required, and association documents will be required to be provided to the City for review and approval with the Final Plat submittal.
9. The City's Comprehensive Plan does not identify a need for additional park land in this location. Park dedication would be payment-in-lieu of land.
10. Architectural requirements would be a part of a PUD approval.
11. No overhead utilities would be permitted.
12. A landscape and tree preservation plan would be required to be submitted with preliminary plat.